

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 6, 2008



Replat RP 08-20: proposed Replat of Blocks 62 and 71 of Bryan Original Townsite

SIZE AND LOCATION: 3.591 acres of land bounded by Preston, Pierce, and East 26th Streets and William J. Bryan Parkway in Bryan, Brazos County, Texas

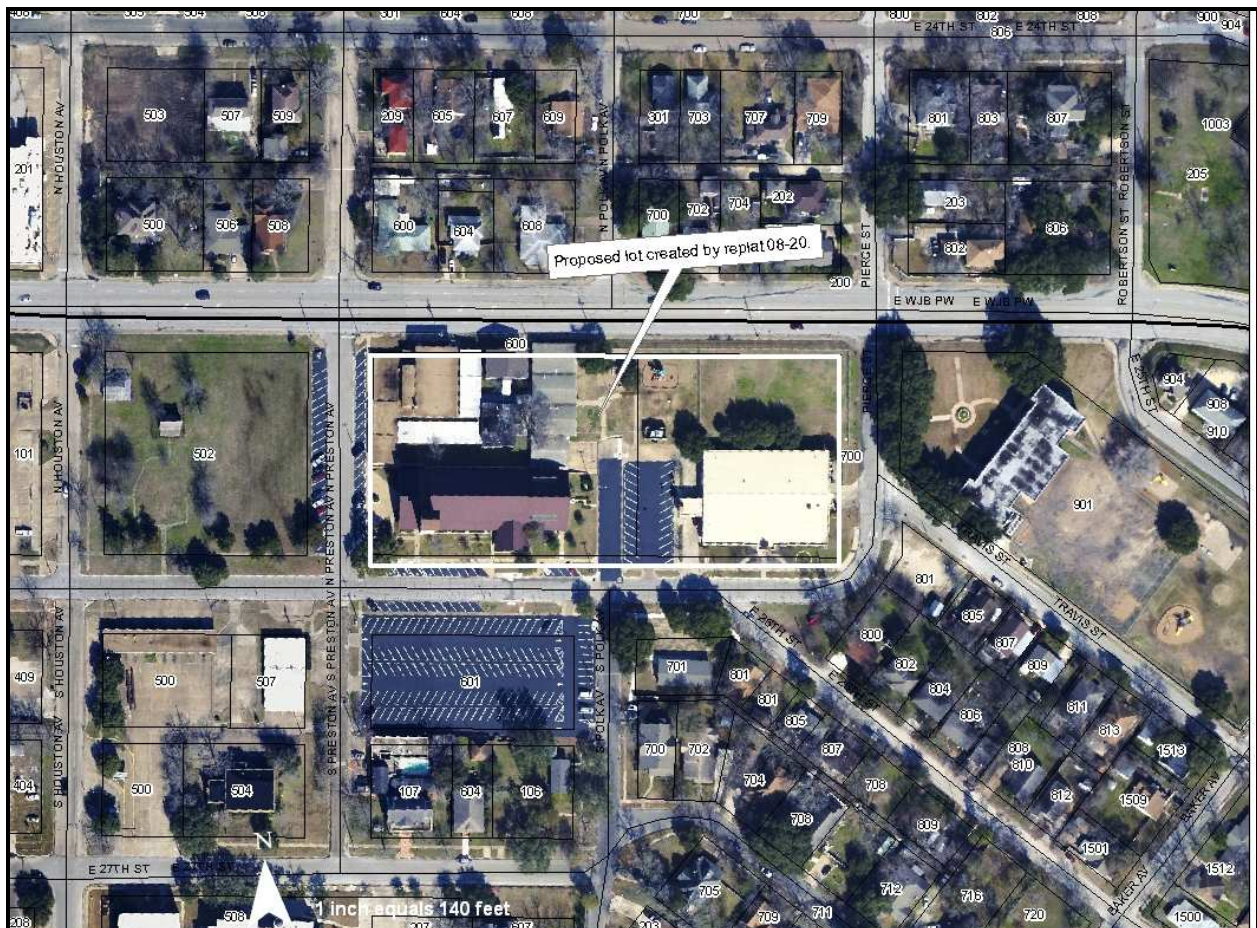
ZONING: Residential District – 5000 (RD-5)

EXISTING LAND USE: church and private school

APPLICANT(S): St. Joseph's Catholic Church

AGENT: Goodwin-Lasiter, Inc.

STAFF CONTACT: Julie Fulgham, Project Planner



PROPOSED RESUBDIVISION:

With this replat, the applicants are proposing to reconfigure all of Blocks 62, 71, abandoned alleyways within Blocks 62 and 71, and abandoned street segments of Polk and East 26th Streets into one large lot. Proposed Lot 1R in Block 62 is approximately 3.591 acres.

The Planning and Zoning Commission recently recommended and the City Council approved abandonment of the alley ways within Blocks 62 and 71 and a 20-foot wide portion of East 26th Street, between Preston and Pierce Streets, based on the Planning and Zoning Commissions positive recommendation at their October 14, 2008 meeting.

Residentially zoned properties subject to proposed replats require public notification and hearings in accordance with subsection 212.015(c) of Texas' Local Government Code, regardless of existing use.

RECOMMENDATION:

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.